

A DECLARATORY RESOLUTION confirming designating of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2700 South Lafayette Street, Fort Wayne, Indiana 46803 (Community Healthcare Associates, Inc.).

WHEREAS, Common Council has previously designated by Declaratory Resolution the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

PARCEL 1: Lot #1,2,3, and East 40 foot of Lot #4 in Tresselt's Addition along with Lot #22, 23 and 24 in Colerick's Addition.

PARCEL 2: West 10 feet of Lot #4 the East 20 feet of Lot #5 both in Tresselt's to Mechanicbury Addition to the City of Fort Wayne, Indiana according to the plat thereof Recorded in Deed Record 42 page 200 in the office of the Recorder of Allen County.

said property more commonly known as 2700 South Lafayette Street, Fort Wayne, Indiana 46803.

WHEREAS, said project will create 20 additional permanent jobs for a total additional annual payroll of \$390,000.00, with the average new annual job salary being \$19,500.00; and

WHEREAS, the total estimated project cost is \$2,550,000.00; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

WHEREAS, if said resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving

the designation.

1 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
2 CITY OF FORT WAYNE, INDIANA:

3 SECTION 1. That, the Resolution previously designating the
4 above described property an "Economic Revitalization Area" is
5 confirmed in all respects.

6 SECTION 2. That, the hereinabove described property is
7 hereby declared an "Economic Revitalization Area" pursuant to I.C.
8 6-1.1-12.1, said designation to begin on the effective date of
9 this Resolution and continue for a one (1) year period. Said
10 designation shall terminate at the end of that one (1) year
11 period.

12 SECTION 3. That, said designation of the hereinabove
13 described property as an "Economic Revitalization Area" shall
14 apply to a deduction of the assessed value of real estate.

15 SECTION 4. That, the estimate of the number of individuals
16 that will be employed or whose employment will be retained and the
17 estimate of the annual salaries of those individuals and the
18 estimate of the value of redevelopment or rehabilitation all
19 contained in Petitioner's Statement of Benefits, are reasonable
20 and are benefits that can be reasonably expected to result from
21 the proposed described redevelopment or rehabilitation.

22 SECTION 5. The current year approximate tax rates for taxing
23 units within the City would be:

24 (a) If the proposed development does not occur, the
25 approximate current year tax rates for this site would
26 be \$8.4519/\$100.

27 (b) If the proposed development does occur and no deduction
28 is granted, the approximate current year tax rate for
29 the site would be \$8.4519/\$100 (the change would be
30 negligible).

31 (c) If the proposed development occurs, and a deduction
32 percentage of fifty percent (50%) is assumed, the
approximate current year tax rate for the site would be
\$8.4519/\$100 (the change would be negligible).

1 SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby
2 determined that the deduction from the assessed value of the
3 real property shall be for a period of 6 years.

4 SECTION 7. The benefits described in the Petitioner's
5 Statement of Benefits can be reasonably expected to result from
6 the project and are sufficient to justify the applicable
7 deductions.

8 SECTION 8. For real property, a deduction application must
9 contain a performance report showing the extent to which there has
10 been compliance with the Statement of Benefits form approved by
11 the Fort Wayne Common Council. This report must be submitted to
12 the Allen County Auditor's Office and the Common Council and must
13 be included in the deduction application. For subsequent years,
14 the performance report must be updated within sixty days after the
15 end of each year in which the deduction is applicable.

16 SECTION 9. The performance report must contain the following
17 information:

- 18 A. The cost and description of real property
19 improvements.
- 20 B. The number of employees hired through the end of
21 the preceding calendar year.
- 22 C. The total salaries of the employees hired through
23 the end of the preceding calendar year as a result
24 of the deduction.
- 25 D. The total number of employees employed at the
26 facility receiving the deduction.
- 27 E. The total assessed value of the real property
28 deduction.
- 29 F. The tax savings resulting from the real property
30 being abated.

31 SECTION 10. That, this Resolution shall be in full force and
32 effect from and after its passage and any and all necessary
33 approval by the Mayor.

Council Member

APPROVED AS TO FORM AND
LEGALITY

34 J. Timothy McCaulay
35 J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Delmuth, seconded by , and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 17th day of November, 19 92, at 9:00 o'clock P. M. E.S.T.

DATED: 10-13-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Disjuncta, seconded by , and duly adopted, placed on its passage.
PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 11-24-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-57-92 on the 24th day of November, 19 92

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Thomas E. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of November, 19 92, at the hour of 3:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of November, 19 92, at the hour of 5:00 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Community Healthcare Associates, Inc. is
requesting a tax abatement in order to construct a 32,000 sq. ft.
structure for the purposes of a multi-service Medical Center.

29-92-10-10

EFFECT OF PASSAGE Would allow for the creation of 20 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-92-10-10

REPORT OF THE COMMITTEE ON
FINANCE

MARK E. GiaQUINTA, CHAIR
DONALD J. SCHMIDT, VICE CHAIR
EDMONDS, RAVINE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the
designation of an "Economic Revitalization Area" under I.C.
6-1.1-12.1 for property commonly known as 2700 South Lafayette
Street, Fort Wayne, Indiana 46803 (Community Healthcare
Associates, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Mark E. GiaQuinta

Edmonds Ravine

CR Edmonds

OS Schmidt

DATED: 11-24-92

Sandra E. Kennedy
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

October 15, 1992

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of
October 19, 1992, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-92-10-09 and R-92-10-10
Bill No. R-92-10-11 and R-92-10-12
Bill No. R-92-10-13 and R-92-10-14
Bill No. R-92-10-15 and R-92-10-16

Revitalization Areas

Please send us 3 copies of each of the above Publisher's
Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-92-10-09 AND R-92-10-10)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 10-13-92,
date

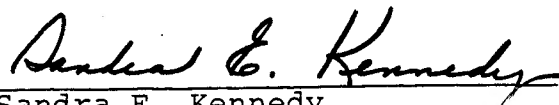
designating property at 2700 South Lafayette Street, Fort Wayne,
Indiana 46803 (Community Healthcare Associates, Inc.)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, November 17, 1992, at 7:00 P.M.
date, time & place
City-County Bldg, One Main Street, Common Council Conference Room
128, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.


Sandra E. Kennedy
City Clerk

FW Common Council
(Governmental Unit)To: The News-Sentinel Dr.
P.O. Box 100
Fort Wayne, IN

ALLEN County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines
at .33 cents per line

\$ 8.25

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 9.25

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Oct 19, 19 92

Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time 10/19/92, the dates of publication being as follows:

Subscribed and sworn to before me this 19th day of Oct, 19 92Notary Public Whitley County, IN
SHELLEY R. LARUEMy commission expires: March 3, 1994

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
RESOLUTIONS NO. R-92-10-09 AND R-92-10-10
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 10-13-92, designating property at 2700 South Lafayette Street, Fort Wayne, Indiana, 46803 Community Healthcare Associates, Inc.) as an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
The Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 17, 1992 at 7:00 P.M., Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk
#826

FW Common Council
(Governmental Unit)

To: The Journal-Gazette
P.O. Box 100
Fort Wayne, IN

ALLEN County, Indiana

PUBLISHER'S CLAIM

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at .33 cents per line \$ 8.25
Additional charge for notices containing rule or tabular work
(50 percent of above amount)
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 1.00
TOTAL AMOUNT OF CLAIM \$ 9.25

DATA FOR COMPUTING COST

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Size of type 6 point

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I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.
Cindy Gillenwater
Date: Oct 19, 19 92 Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:
10/19/92

Subscribed and sworn to before me this 19th day of Oct 19 92.

SHELLEY R. LARUE
Notary Public Whitley County, IN
SHELLEY R. LARUE

My commission expires: March 3, 1994

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FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-92-10-09 AND R-92-10-10)
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Sandra E. Kennedy
City Clerk
#826